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MASSACHUSETTS WARRANTY DEED BY CORPORATION (LONG FORM) 798

KNOW ALL MEN BY THESE PRESENTS

1989-13

PHI LAMBDA TAU, INC.,

charitable corporation duly established under the laws of Massachusetts

and having its usual place of business at 418 Pleasant Street

Amherst, Hampshire

County, Massachusetts, for consideration paid

FRATERNITY  
 grant to TAU EPSILON PHI, INC., a New York charitable corporation with its  
 usual place of business at 3272 Peachtree Road, N.E., Atlanta, Georgia

with warranty covenants

xxx

xxxxxxx

(Description and encumbrances, if any)

A certain tract of land with the buildings thereon, situate on the west side of Pleasant Street in said Town of Amherst, County of Hampshire, Massachusetts, bounded and described as follows:

Beginning at an iron pin set at the northeast corner of the land hereby conveyed, it being the southeast corner of land of heirs of Thomas Canavan, and thence running South 81° 45' West, three hundred and ten (310) feet along said land of the heirs of Thomas Canavan, to an iron pipe set at land formerly of S. A. Phillips; thence running South 7° 45' East, one hundred and twenty (120) feet to an iron pipe; thence running North 87° East, one hundred and sixty-five and five tenths (165.5) feet to an iron pipe set seventeen and six tenths (17.6) feet north of the northwest corner of the house now or formerly occupied by Florence E. Crane; thence running South 88° 14' East one hundred and forty-six and one tenth (146.1) feet to a steel pin at said street, said point being forty (40) feet north of the northeast corner of land of the Massachusetts corporation of Beta Kappa Phi Fraternity; thence running North 8° 32' West along said street, one hundred and forty (140) feet to the point of beginning. Said tract comprising approximately nine hundred and seven thousandths (907/1000) of an acre.

Conveying also a right of way over the north side of the land now or formerly of Florence E. Crane and Charlotte R. Newlon adjoining said granted tract on the south six (6) feet wide, and extending westerly one hundred and forty-six (146) feet from said street, and subject to a reservation in favor of said Florence E. Crane and Charlotte R. Newlon, their heirs and assigns of a right of way of the same dimensions on the south side of the granted tract, it being understood and agreed that the land over which the said right of way is granted and reserved is to be kept open for use as a common drive way. For further description of the above described tract, including said right of way, see Plan of said lot made by F. C. Moore, dated December 6, 1924, recorded in Hampshire County Registry of Deeds, Plan Book 8, Page 10.

This deed is given subject to such right of way as the Town of Amherst has to lay, and maintain a sewer across any part of said property as described in deed of Florence E. Crane and others dated October 7, 1913, and recorded in Hampshire County Registry of Deeds, Book 698, Page 520.

Being the same premises conveyed to the grantor herein by Gamma Delta Chapter of Kappa Sigma Fraternity by deed dated August 15, 1939, so recorded in Hampshire County Registry of Deeds in Book 944, Page 425.

SUBJECT TO restrictions and mortgages of record.

There is no monetary consideration for this deed since the purpose hereof is to confirm the conveyance between the Grantor and the Grantee as evidenced by the instrument recorded with the Hampshire County Registry of Deeds in Book 1679, Page 210 and dated December 21, 1972.

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In witness whereof, the said Phi Lambda Tau, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Merwin H. Rubin

its President this 27<sup>th</sup> day of October

in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

PHI LAMBDA TAU, INC.

by

*Merwin H. Rubin*

Merwin H. Rubin, President  
Duly Authorized

CORP.

SEN

1989-15

The Commonwealth of Massachusetts

Hampden

ss.

October 27, 1977

Then personally appeared the above named Merwin H. Rubin  
and acknowledged the foregoing instrument to be the free act and deed of the Phi Lambda Tau, Inc.

before me

*Peter Charles [Signature]*

Notary Public - Justice of the Peace

My Commission Expires November 12, 1980

My commission expires

CERTIFICATE OF VOTE

I, ROBERT E. FEIN, duly elected and qualified Clerk of PHI LAMBDA TAU, INC., do hereby certify that at a special meeting of the Board of Directors, held at 10:00 A.M. on Thursday, December 21, 1972, all the directors being then and there present, upon a motion duly made and seconded, it was unanimously

VOTED: That the corporation transfer its real estate located at 418 North Pleasant Street, in Amherst, Hampshire County, Massachusetts to TAU EPSILON PHI FRATERNITY, INC., the parent fraternity of PHI LAMBDA TAU, INC. for no monetary consideration, and that MERWIN H. RUBIN, President of this corporation be and is hereby authorized to execute and deliver on behalf of said corporation the deed.

I, ROBERT E. FEIN, as Clerk of PHI LAMBDA TAU, INC. hereby certify that MERWIN H. RUBIN is the duly elected President of PHI LAMBDA TAU, INC.

The purpose of this Vote is to confirm and ratify the CERTIFICATE OF VOTE that was originally made in connection with the transfer of the above referenced property to TAU EPSILON PHI, INC. as it was erroneously described and to confirm that said deed should have been delivered to TAU EPSILON PHI FRATERNITY, INC. as grantee and to act as confirmation of the deed confirming said transfer executed by said President of PHI LAMBDA TAU, INC., MERWIN H. RUBIN, on the 27<sup>th</sup> day of October, 1977. I further certify that there is no actual embossed corporate seal for PHI LAMBDA TAU, INC., and that the hand drawn seal affixed hereto and to the corporate deed should be treated by all third parties as the seal of PHI LAMBDA TAU, INC.

*Robert E. Fein*  
ROBERT E. FEIN, Clerk

CORP.  
SEAL

Nov. 2, 1977 at 3 o'clock and 02 min. PM, Rec'd, Ent'd, & Exam'd.